

Washington State Department of Natural Resources

Commercial Lease

Rent Calculation for Water Dependent Uses

RCW 79.90.480 WAC 330- 32- 123

Assessors Parcel #	Parcel Assessed Value	Parcel Sq Ft	Parcel Value per Sq Ft	Aquatic lease sq ft.	Lease area value	Aquatic Value per acre 30%	Real Capitalization Rate	Annual Rent
Number of the parcel used to calculate annual rent	Assessed value of the parcel	Parcel Square Footage	Divide the Parcel Value by the Square Feet	The size of the aquatic lease area	Multiply the Aquatic Lease Sq Ft by the Parcel Sq Ft value	Multiply the Aquatic Lease Area value by .30	2003 to 2004 rate 6.25%	Multiply the Lease Area Value by the Real Rate of Return
123456	\$100,000.00	3000	\$33.33	10,000	\$333,333.33	\$100,000.00	0.0625	\$6,250.00

Rent Calculation for Non Water Dependent Uses

RCW 79.90.500 WAC 332- 30- 125

Assessors Parcel #	Parcel Assessed Value	Parcel Sq Ft	Upland value per Sq Ft	Aquatic lease sq ft.	Lease area value	Real rate of return (RRR)	Annual Rent
Number of the parcel used to calculate annual rent	Assessed value of the parcel	Parcel square footage	Divide the Upland Value by SqFt	The size of the aquatic lease area	Multiply the Aquatic Lease Sq Ft by the Parcel Sq Ft value	2003 to 2004 rate 9.5%	Lease area value multiplied by real rate of return
123456	\$100,000.00	3000	\$33.33	10,000	\$333,333.33	0.095	\$31,666.67

= user input